

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

July 17, 2006

CALL TO PODIUM:

Fred Felton
Assistant City Manager

RESPONSIBLE STAFF:

Fred Felton
Assistant City Manager

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
	Historic District
	Consent Item
X	Ordinance Introduction
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

TITLE:

Introduction of an Ordinance to Amend Chapter 13 of the City Code Entitled "Landlord Tenant Relations," to Create a new Section 13-38 Entitled "Relocation Assistance" so as to Require Multi-Family Property Owners to Provide Additional Relocation Assistance to Tenants Displaced by Redevelopment

SUPPORTING BACKGROUND:

As you will recall, Chapter 53A of the County Code, applicable in the City pursuant to Chapter 2 of the City Code, requires property owners to provide an amount equal to two (2) month's rent to tenants who are displaced by redevelopment or condominium conversion.

When RST Development received approval to redevelop West Deer Park Apartments, they ultimately agreed to provide three and one half (3 ½) month's rent in relocation assistance to tenants, and these additional funds were very helpful. The additional assistance will help with costs for increased relocation expenses and more expensive down payments.

The potential exists that a number of multi-family communities in the City could be redeveloped in the near future, and staff believes that the existing County requirement of two (2) months rent as relocation assistance would not be adequate to prevent hardships for many of these potentially displaced tenants.

The attached draft ordinance would require property owners to pay an additional one and one half (1 ½) month's rent to each leaseholder displaced by pending demolition or redevelopment.

DESIRED OUTCOME:

Staff recommends that the Mayor and City Council vote to introduce the ordinance, and notify the public that the Public Hearing will be held on August 7, 2006.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 13
OF THE CITY CODE ENTITLED "LANDLORD TENANT RELATIONS," TO CREATE A
NEW SECTION 13-38 ENTITLED "RELOCATION ASSISTANCE" SO AS TO REQUIRE
MULTI-FAMILY PROPERTY OWNERS TO PROVIDE ADDITIONAL RELOCATION
ASSISTANCE TO TENANTS DISPLACED BY REDEVELOPMENT

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg, in
public meeting assembled, that Chapter 13 of the City Code is hereby amended to read
as follows:

CHAPTER 13
LANDLORD TENANT RELATIONS

* * * * *

Sec. 13-38. Relocation Assistance – Demolition or Redevelopment.

In addition to any relocation assistance required by Chapter 53A of the Montgomery
County Code, applicable in the City pursuant to Chapter 2 of the City Code, the owner
of any multi-family rental building containing four (4) or more rental units shall be
required to pay each lease holder an amount equal to one and one-half months current
rent within three (3) business days of vacating if the lease holder is required to vacate
due to pending demolition or redevelopment of the property. In the event a lease
holder is delinquent in rent when they vacate the premises, the property owner may
reduce the relocation assistance payment by the amount of the delinquency.

* * * * *

ADOPTED, this ____ of ____, 2006 by the City Council of Gaithersburg, Maryland.

SIDNEY A. KATZ, Mayor and
President of the City Council

DELIVERED to the Mayor of the City of Gaithersburg, Maryland, this ____ day of ____, 2006. APPROVED/VETOED by the Mayor of the City of Gaithersburg, this ____ day of ____, 2006.

Sidney A. Katz, Mayor

THIS IS TO CERTIFY that the foregoing ordinance as adopted by the City Council of Gaithersburg, in public meeting assembled, on the ____ day of ____, 2006 and that the same was approved/vetoed by the Mayor of the City of Gaithersburg on the ____ day of ____, 2006. This Ordinance will become effective on the ____ day of ____, 2006.

David B. Humpton, City Manager